

Response to Comment Letter I4

Katie Williams
January 17, 2014

I4-1

This comment was received within the public review period and not past the deadline as the commenter indicates. The County of San Diego (County) posted a notice for the public review period for the Draft Program Environmental Impact Report (DPEIR) consistent with California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) on January 2, 2014. The 45-day public review period ended February 17, 2014, and was extended to March 5, 2014. The DPEIR was made available for review on the County CEQA public review Web page (http://www.sdcountry.ca.gov/pds/ceqa_public_review.html), at the Planning & Development Services Project Processing Counter (5510 Overland Avenue, Suite 110, San Diego, California 92123) and at the Campo-Morena Village Library and Jacumba Library (at 31356 Highway 94, Campo, California 91906, and 44605 Old Highway 80, Jacumba, California 91934, respectively). County staff attended the Boulevard Planning Group meeting on January 2, 2014, to present a brief overview of the DPEIR to the community, and again on February 6, 2014, to make a more detailed presentation and to answer questions and receive comments. The location, date, and time of these meetings were also posted in the notice.

Comment Letter I4

Jun 21 09:38:57a # 16197132334 p 1

**SOITEC SOLAR DEVELOPMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT**

3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP); 3600 12-005 (REZ),
3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002
(MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
December 6, 2012 through January 7, 2013

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, December 18, 2012
COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 110
SAN DIEGO, CA 92123

RECEIVED
JAN 17 2014
Planning and Development Services

WRITTEN COMMENT FORM

• We just saw these papers to respond!! (After your deadline) *Already*

• We own 2 beautiful home directly across the street from this project - 50 feet away - at (1) 880 Tierra del Sol and (2) 686 Tierra del Sol (brown wood fence) (white fence)

• We are directly, negatively impacted and we are not receiving this critically important information. *Katie Williams 1/17/14*

(Attach additional pages as needed)

See Page 2 for WRITTEN COMMENTS

MAIL, FAX or E-MAIL FORMS TO:

Robert Hingtgen
County of San Diego
Department of Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
FAX #: (619) 694-3373
e-mail: robert.hingtgen@sdcounty.ca.gov

Signature: *Katie Williams*
Print Name: *Katie Williams*
Address: *4653 Lawler Court*
City: *La Mesa* State: *CA* Zip Code: *91941*
Phone Number: *(619) 726-1532*

COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013

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<div data-bbox="210 308 861 332" data-label="Text"> <p>Jun 21 00:08:57a # 16197132334 p.3</p> </div> <div data-bbox="388 373 787 414" data-label="Section-Header"> <p>SOITEC SOLAR DEVELOPMENT PROGRAM ENVIRONMENTAL IMPACT REPORT</p> </div> <div data-bbox="304 430 850 479" data-label="Text"> <p>3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ), 3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002 (MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)</p> </div> <div data-bbox="357 495 798 544" data-label="Text"> <p>NOTICE OF PREPARATION PUBLIC REVIEW PERIOD December 6, 2012 through January 7, 2013</p> </div> <div data-bbox="378 544 777 576" data-label="Section-Header"> <p>PUBLIC SCOPING MEETING COMMENT SHEET</p> </div> <div data-bbox="399 576 756 657" data-label="Text"> <p>Tuesday, December 18, 2012 COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES 5510 OVERLAND AVENUE, SUITE 110 SAN DIEGO, CA 92123</p> </div> <div data-bbox="472 657 682 682" data-label="Section-Header"> <p>WRITTEN COMMENT FORM</p> </div> <div data-bbox="220 657 1018 779" data-label="Text"> <p>(1) How can you approve "Massive, Industrial Complexes" (30' high Solar Panels) literally <u>fifty (50) feet</u> away from residential homes? I4-2</p> </div> <div data-bbox="252 787 1018 901" data-label="Text"> <p>(2) There is little water in area! What happens to all the residential well water when wells go dry? because of this massive project? I4-3</p> </div> <div data-bbox="252 901 1018 1006" data-label="Text"> <p>(3) Who will compensate property owners directly impacted for loss of value of property I4-4 with this project. <small>(Attach additional pages as needed)</small></p> </div> <div data-bbox="283 1039 556 1063" data-label="Section-Header"> <p>MAIL, FAX or E-MAIL FORMS TO:</p> </div> <div data-bbox="283 1071 556 1185" data-label="Text"> <p>Robert Hinguen County of San Diego Department of Planning & Development Services 5510 Overland Avenue, Suite 110 San Diego, CA 92123 FAX #: (619) 694-3373 e-mail: robert.hinguen@sdcounty.ca.gov</p> </div> <div data-bbox="630 950 934 1185" data-label="Text"> <p><i>Katie Williams</i> 1/7/2014 Signature Date Katie Williams Print Name <u>4653 Lawler Court</u> Address <u>La Mesa, CA 91941</u> City State Zip Code <u>(619) 726-1532</u> Phone Number</p> </div> <div data-bbox="304 1193 840 1226" data-label="Text"> <p>COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013</p> </div> <div data-bbox="535 1242 661 1291" data-label="Text"> <p>- 2 -</p> </div>	<div data-bbox="1060 194 1123 235" data-label="Text"> <p>I4-2</p> </div> <div data-bbox="1197 194 1911 617" data-label="Text"> <p>This comment does not raise an environmental issue. However, it should be noted that the DPEIR analyzed impacts such as aesthetics and noise on the surrounding environment and nearby sensitive receptors such as residences. The County found that the Proposed Project would not have a significant impact related to noise, including for nearby residences. The County did find that the Project would have certain significant and unavoidable impacts related to visual character and quality and glare.</p> </div> <div data-bbox="1197 649 1911 1396" data-label="Text"> <p>Please refer to response to comment I1-1 for information regarding setbacks associated with the Tierra Del Sol solar farm. As shown on Figure 1-6, Tierra Del Sol Site Plan, on the west side of the project site and north of the secondary access road solar panels would be setback approximately 125 feet from the centerline of Tierra Del Sol Road. Along the northern property boundary, solar panels would be setback approximately 100 feet from the centerline of Tierra Del Sol Road with implementation of M-AE-PP-1 (see Chapter 2.1 Aesthetics and Appendix 2.1.4). With provided setbacks, the homes at the addresses referenced by the commenter would be located approximately 200 feet and 350 feet from proposed solar trackers. Per the County of San Diego Zoning Ordinance, 60 feet, 35 feet, and 25 feet are the applicable front, exterior side, and rear yard setbacks for the underlying A70 and S92 zones applicable to</p> </div>
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<div data-bbox="195 293 352 313" data-label="Text"> <p>Jan 21 09:03:58 #</p> </div> <div data-bbox="659 282 848 302" data-label="Text"> <p>16197132334 p.3</p> </div> <div data-bbox="371 352 770 394" data-label="Section-Header"> <p>SOITEC SOLAR DEVELOPMENT PROGRAM ENVIRONMENTAL IMPACT REPORT</p> </div> <div data-bbox="287 406 835 464" data-label="Text"> <p>3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ), 3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002 (MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)</p> </div> <div data-bbox="338 479 783 522" data-label="Section-Header"> <p>NOTICE OF PREPARATION PUBLIC REVIEW PERIOD December 6, 2012 through January 7, 2013</p> </div> <div data-bbox="363 527 756 552" data-label="Section-Header"> <p>PUBLIC SCOPING MEETING COMMENT SHEET</p> </div> <div data-bbox="384 560 737 636" data-label="Text"> <p>Tuesday, December 18, 2012 COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES 5510 OVERLAND AVENUE, SUITE 110 SAN DIEGO, CA 92123</p> </div> <div data-bbox="457 641 663 662" data-label="Section-Header"> <p>WRITTEN COMMENT FORM</p> </div> <div data-bbox="266 667 942 747" data-label="Text"> <p>(4) How can the county approve projects like this? in residential areas?</p> </div> <div data-bbox="254 743 930 925" data-label="Text"> <p>This will create electricity to send to the city. We don't want it. They are ugly to look at, create too much heat, lower our precious groundwater, and will ruin and destroy our property values. Put these in the city where the</p> </div> <div data-bbox="214 932 905 1032" data-label="Text"> <p>(Attach additional pages as needed) electricity is used - on rooftops, on top of parking structures, on buildings.</p> </div> <div data-bbox="270 1031 516 1050" data-label="Section-Header"> <p>MAIL, FAX OR E-MAIL FORMS TO:</p> </div> <div data-bbox="270 1063 550 1172" data-label="Text"> <p>Robert Hinggen County of San Diego Department of Planning & Development Services 5510 Overland Avenue, Suite 110 San Diego, CA 92123 FAX # (858) 694-3373 e-mail: r.hinggen@sdcounty.ca.gov</p> </div> <div data-bbox="298 1183 835 1209" data-label="Text"> <p>COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013</p> </div> <div data-bbox="516 1240 611 1276" data-label="Text"> <p>-3-</p> </div>	<div data-bbox="1186 196 1923 318" data-label="Text"> <p>the Tierra Del Sol site. As such, the Project would provide setbacks in excess of those required by the County of San Diego Zoning Ordinance.</p> </div> <div data-bbox="1050 355 1121 388" data-label="Text"> <p>I4-3</p> </div> <div data-bbox="1186 355 1923 724" data-label="Text"> <p>Potential impacts related to groundwater use were considered and addressed in the DPEIR; see Sections 3.1.5.3.4, Groundwater Resources, and 3.1.9.3.1, Water. Please also refer to common response WR1. As stated in Section 3.1.9.3.1, the County will place conditions on the Major Use Permit that will restrict the amount of water that is permitted to be withdrawn from the on-site wells in order to prevent interference with off-site wells.</p> </div> <div data-bbox="1050 764 1121 797" data-label="Text"> <p>I4-4</p> </div> <div data-bbox="1186 764 1923 1011" data-label="Text"> <p>This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts (see 14 CCR 15131). However, this information will be presented to decision makers for their consideration during the hearing process for the Proposed Project.</p> </div> <div data-bbox="1050 1047 1121 1079" data-label="Text"> <p>I4-5</p> </div> <div data-bbox="1186 1047 1923 1334" data-label="Text"> <p>The Proposed Project is consistent with applicable land use plans, policies, and ordinances and is therefore an appropriate land use for the proposed sites (DPEIR Section 2.5.3.2). As the Proposed Project does not yet have a utility off-taker, it is not possible to determine where the electricity generated by the Project will be used.</p> </div>
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	<p>Related to the comment on the solar panel aesthetics, the DPEIR addressed potential impacts to aesthetics in Chapter 2.1.</p> <p>Regarding heat generated by the solar trackers, please refer to the response to comment I1-1.</p> <p>Related to concerns regarding groundwater, please refer to the above response to comment I4-3.</p> <p>The comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts (see 14 CCR 15064(e), 15131). However, this comment will be presented to decision makers for their consideration during the hearing process for the Proposed Project.</p> <p>Regarding the commenter's preference for distributed solar energy in urban areas, please refer to common response ALT2.</p> <p>References 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.</p>
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